

PROGRESS 2012-1 TRUST

Monday, 11 April 2016

Transaction Name:	Progress 2012-1 Trust
Trustee:	Perpetual Trustee Company Limited
Security Trustee:	P.T. Limited
Originator:	AMP Bank Limited
Servicer & Custodian:	AMP Bank Limited
Issue Date:	Tuesday, 29th May 2012
Maturity Date:	Friday, 11th December 2043
Payment Date:	The 11th day of each month
Business Day for Payments:	Sydney & Melbourne
Determination Date & Ex-Interest Date:	Three Business Days before each Payment Date.

	<u>Base</u>	<u>Margin</u>	<u>Interest Calculation</u>
Class A Notes	1 M BBSW	155bps	Actual/365
Class AB Notes	1 M BBSW	285bps	Actual/365
Class B1 Notes	1 M BBSW	425bps	Actual/365
Class B2 Notes	1 M BBSW	550bps	Actual/365

	<u>Currency</u>	<u>Initial Stated Amount</u>	<u>Current Invested Amount</u>	<u>Current Stated Amount</u>	<u>Percentages at Issue</u>	<u>Current Percentages</u>	<u>Rating S&P/Fitch</u>
Class A Notes	A\$	602,750,000.00	185,785,347.53	185,785,347.53	92.50%	84.93%	AAA / AAA
Class AB Notes	A\$	31,280,000.00	21,103,958.33	21,103,958.33	4.80%	9.65%	AAA / AAA
Class B1 Notes	A\$	14,340,000.00	9,198,746.30	9,198,746.30	2.20%	4.20%	AA-/n.r.
Class B2 Notes	A\$	1,630,000.00	1,045,603.66	1,045,603.66	0.25%	0.48%	AA-/n.r.
TOTAL		650,000,000.00	217,133,655.82	217,133,655.82	99.75%	99.25%	
Capital Units	A\$	1,630,000.00	1,630,000.00	1,630,000.00	0.25%	0.75%	
TOTAL		651,630,000.00	218,763,655.82	218,763,655.82	100.00%	100.00%	-

Current Payment Date: Monday, 11 April 2016

	<u>Pre Payment Date Bond Factors</u>	<u>Coupon Rate</u>	<u>Coupon Rate Reset Date</u>	<u>Initial Issued Notes (No.)</u>	<u>Interest Payment (per security)</u>	<u>Principal Payment (per security)</u>	<u>Post Payment Date Bond Factors</u>
Class A Notes	0.3209	3.6450%	11-Apr-16	60,275	9.93	126.85	0.3082
Class AB Notes	0.7024	4.9450%	11-Apr-16	3,128	29.50	277.67	0.6747
Class B1 Notes	0.6721	6.3450%	11-Apr-16	1,434	36.22	306.01	0.6415
Class B2 Notes	0.6721	7.5950%	11-Apr-16	163	43.35	306.01	0.6415
TOTAL				64,837	119.01	1,016.54	

COLLATERAL INFORMATION

At Issue

Mar - 16

Total pool size:	\$645,129,623.00	\$216,592,319.26
Total Number Of Loans (UnConsolidated):	4054	1632
Total number of loans (consolidating split loans):	2424	1031
Average loan size:	\$266,143.00	\$210,079.84
Maximum loan size:	\$750,000.00	\$719,242.01
Total property value:	\$1,186,909,227.00	\$494,143,634.00
Number of Properties:	2575	1088
Average property value:	\$460,936.00	\$454,176.13
Average current LVR:	57.00%	46.43%
Average Term to Maturity (months):	289	241.74
Maximum Remaining Term to Maturity (months):	350	302.89
Weighted Average Seasoning (months):	42	86.58
Weighted Average Current LVR:	64.10%	59.96%
Weighted Average Term to Maturity (months):	303	261.40
% of pool with loans > \$500,000:	13.00%	8.32%
% of pool (amount) LoDoc Loans:	0.00%	0.00%
Maximum Current LVR:	95.00%	95.00%
% Fixed Rate Loans(Value):	17.30%	11.50%
% Interest Only loans (Value):	48.90%	27.22%
Weighted Average Coupon:	6.80%	4.95%
Investment Loans:	28.00%	29.41%

Outstanding Balance Distribution

\$ % at Issue

Mar - 16

≤ \$0	0.00%	-0.13%
> \$0 and ≤ \$100,000	3.88%	4.38%
> \$100,000 and ≤ \$150,000	9.12%	6.94%
> \$150,000 and ≤ \$200,000	13.65%	12.85%
> \$200,000 and ≤ \$250,000	18.26%	14.95%
> \$250,000 and ≤ \$300,000	13.09%	15.77%
> \$300,000 and ≤ \$350,000	13.64%	12.35%
> \$350,000 and ≤ \$400,000	9.35%	10.53%
> \$400,000 and ≤ \$450,000	5.95%	8.98%
> \$450,000 and ≤ \$500,000	4.45%	5.06%
> \$500,000 and ≤ \$550,000	3.48%	1.92%
> \$550,000 and ≤ \$600,000	2.43%	3.45%
> \$600,000 and ≤ \$650,000	1.78%	2.29%
> \$650,000 and ≤ \$700,000	0.90%	0.00%
> \$700,000 and ≤ \$750,000	0.00%	0.66%
Total	100.00%	100.00%

<u>Outstanding Balance LVR Distribution</u>	<u>\$ % at Issue</u>	<u>Mar - 16</u>
≤ 0%	0.00%	-0.13%
> 0% and ≤ 25%	3.98%	6.32%
> 25% and ≤ 30%	2.01%	3.30%
> 30% and ≤ 35%	2.61%	4.26%
> 35% and ≤ 40%	4.12%	4.41%
> 40% and ≤ 45%	3.51%	6.20%
> 45% and ≤ 50%	5.05%	5.69%
> 50% and ≤ 55%	5.46%	5.64%
> 55% and ≤ 60%	6.80%	6.88%
> 60% and ≤ 65%	7.58%	8.03%
> 65% and ≤ 70%	10.76%	9.68%
> 70% and ≤ 75%	11.67%	12.08%
> 75% and ≤ 80%	28.27%	20.07%
> 80% and ≤ 85%	2.05%	1.86%
> 85% and ≤ 90%	5.17%	5.44%
> 90% and ≤ 95%	0.95%	0.27%
> 95% and ≤ 100%	0.00%	0.00%
> 100%	0.00%	0.00%
Total	100.00%	100.00%

<u>Mortgage Insurance</u>	<u>\$ % at Issue</u>	<u>Mar - 16</u>
Genworth	27.40%	26.95%
QBE	72.60%	72.81%
Uninsured	0.00%	0.24%
Total	100.00%	100.00%

<u>Seasoning Analysis</u>	<u>\$ % at Issue</u>	<u>Mar - 16</u>
> 6 mths and ≤ 9 mths	1.29%	0.00%
> 9 mths and ≤ 12 mths	8.97%	0.00%
> 12 mths and ≤ 15 mths	15.19%	0.00%
> 15 mths and ≤ 18 mths	8.18%	0.00%
> 18 mths and ≤ 21 mths	6.89%	0.00%
> 21 mths and ≤ 24 mths	22.57%	0.00%
> 24 mths and ≤ 36 mths	8.20%	0.00%
> 36 mths and ≤ 48 mths	7.89%	0.00%
> 48 mths and ≤ 60 mths	4.98%	1.64%
> 60 mths and ≤ 72 mths	3.49%	41.29%
> 72 mths and ≤ 84 mths	2.61%	24.17%
> 84 mths and ≤ 96 mths	3.98%	8.16%
> 96 mths and ≤ 108 mths	1.32%	7.12%
> 108 mths and ≤ 120 mths	4.45%	4.70%
> 120 mths	0.00%	12.92%
Total	100.00%	100.00%

<u>Geographic Distribution</u>	<u>\$ % at Issue</u>	<u>Mar - 16</u>
ACT - Metro	1.97%	1.68%
Total ACT	1.97%	1.68%
NSW - Inner city	0.07%	0.00%
NSW - Metro	29.48%	26.02%
NSW - Non metro	10.42%	10.95%
Total NSW	39.98%	36.96%
NT - Metro	0.55%	0.32%
NT - Non metro	0.16%	0.10%
Total NT	0.72%	0.42%
QLD - Inner city	0.00%	0.00%
QLD - Metro	8.49%	9.85%
QLD - Non metro	7.14%	9.12%
Total QLD	15.63%	18.96%
SA - Inner city	0.00%	0.03%
SA - Metro	7.18%	8.22%
SA - Non metro	0.89%	1.09%
Total SA	8.07%	9.34%
TAS - Inner city	0.03%	0.09%
TAS - Metro	0.56%	0.57%
TAS - Non metro	0.46%	0.53%
Total TAS	1.05%	1.19%
VIC - Inner city	0.37%	0.71%
VIC - Metro	19.45%	18.33%
VIC - Non metro	2.11%	1.78%
Total VIC	21.93%	20.82%
WA - Inner city	0.15%	0.40%
WA - Metro	9.01%	7.95%
WA - Non metro	1.50%	2.28%
Total WA	10.66%	10.63%
Total Inner City	0.63%	1.23%
Total Metro	76.69%	72.92%
Total Non Metro	22.68%	25.84%
Secured by Term Deposit	0.00%	0.00%
Total	100.00%	100.00%

<u>ARREARS \$ % (scheduled balance basis)</u>	31-60	61-90	90+	Total
Sep-14	0.20%	0.23%	0.67%	1.10%
Oct-14	0.29%	0.49%	0.63%	1.42%
Nov-14	0.30%	0.16%	0.83%	1.29%
Dec-14	0.06%	0.00%	0.86%	0.93%
Jan-15	0.13%	0.16%	0.83%	1.13%
Feb-15	0.41%	0.27%	0.75%	1.42%
Mar-15	0.48%	0.27%	0.87%	1.61%
Apr-15	0.50%	0.16%	0.88%	1.54%
May-15	0.10%	0.16%	0.71%	0.97%
Jun-15	0.16%	0.10%	0.80%	1.07%
Jul-15	0.13%	0.17%	0.57%	0.87%
Aug-15	0.35%	0.09%	0.30%	0.74%
Sep-15	0.00%	0.25%	0.15%	0.40%
Oct-15	0.16%	0.08%	0.41%	0.65%
Nov-15	0.40%	0.00%	0.50%	0.91%
Dec-15	0.14%	0.08%	0.41%	0.63%
Jan-16	0.22%	0.05%	0.44%	0.72%
Feb-16	0.09%	0.07%	0.48%	0.64%
Mar-16	0.17%	0.00%	0.53%	0.70%

<u>MORTGAGE SAFETY NET</u>	No of Accounts	Amount (\$)
Sep-14	14	2,452,693
Oct-14	13	2,319,789
Nov-14	13	2,526,504
Dec-14	9	1,888,042
Jan-15	13	2,351,855
Feb-15	11	2,401,012
Mar-15	13	2,599,016
Apr-15	11	2,502,841
May-15	11	2,247,346
Jun-15	11	2,463,110
Jul-15	9	1,691,949
Aug-15	6	1,102,307
Sep-15	5	801,113
Oct-15	5	803,190
Nov-15	4	982,694
Dec-15	4	984,376
Jan-16	1	98,179
Feb-16	5	589,280
Mar-16	5	589,444

<u>MORTGAGE IN POSSESSION</u>	No of Accounts	Amount (\$)
	NIL	NIL

<u>MORTGAGE INSURANCE</u>	No. of claims	Gross claim (A\$)	Gross payment (A\$)	LMI net loss
2015				
Total	-	-	-	-

<u>BREACH OF REPS & WARRANTY</u>	No. of loans	Amount (A\$)
2014	1	96,657.54
Total	1	96,657.54

<u>EXCESS SPREAD</u>	Excess Spread (A\$)	Excess Spread % p.a	Opening Bond Balance
Sep-14	240,860.34	0.85%	\$ 341,222,134
Oct-14	234,226.58	0.84%	\$ 334,959,719
Nov-14	84,855.88	0.31%	\$ 328,903,880
Dec-14	219,056.53	0.81%	\$ 322,618,515
Jan-15	195,937.87	0.76%	\$ 310,750,830
Feb-15	141,814.00	0.56%	\$ 305,483,313
Mar-15	148,103.05	0.59%	\$ 298,697,310
Apr-15	278,820.37	1.15%	\$ 290,331,668
May-15	46,953.94	0.20%	\$ 285,578,236
Jun-15	205,082.55	0.88%	\$ 279,156,588
Jul-15	182,728.28	0.80%	\$ 275,349,335
Aug-15	151,606.29	0.68%	\$ 268,300,286
Sep-15	111,225.78	0.51%	\$ 261,294,496
Oct-15	111,459.92	0.52%	\$ 256,057,028
Nov-15	188,980.45	0.90%	\$ 250,906,208
Dec-15	77,565.63	0.38%	\$ 246,803,231
Jan-16	73,550.74	0.37%	\$ 240,909,134
Feb-16	222,597.32	1.13%	\$ 235,650,354
Mar-16	72,971.63	0.39%	\$ 226,137,041
Total	7,767,821.31		

<u>ANNUALISED CPR</u>	CPR % p.a
Sep-14	18.08%
Oct-14	17.90%
Nov-14	18.94%
Dec-14	34.87%
Jan-15	16.56%
Feb-15	21.77%
Mar-15	27.26%
Apr-15	16.17%
May-15	22.17%
Jun-15	13.36%
Jul-15	25.07%
Aug-15	25.53%
Sep-15	19.71%
Oct-15	19.99%
Nov-15	16.14%
Dec-15	23.47%
Jan-16	21.53%
Feb-16	37.50%
Mar-16	37.06%

<u>RESERVES</u>	Available	Drawn
Principal Draw	n/a	-
Liquidity Reserve Account	2,171,336.56	-
Overcollateralisation	1,630,000.00	

<u>SUPPORTING RATINGS</u>	Party	Current Rating S&P /	Rating Trigger S&P /
Fixed Rate Swap Provider	AMP Bank Limited	A+ /not rated	Fitch A-1/F1
Liquidity Reserve Account Holder	Commonwealth Bank	A-1+/F1+	A-1+/F1
Bank Account Provider	Westpac	A-1+/F1+	A-1+/F1

SERVICER

Servicer:

AMP Bank Limited

Servicer Ranking or Rating:

A / A2

Servicer Rating:

N/A

Servicer Experience:

Progress 2005-2 Trust
Progress 2006-1 Trust
Progress 2007-1G Trust
Progress 2008-1R Trust
Progress 2009-1 Trust
Progress 2010-1 Trust
Progress 2011-1 Trust
Progress 2012-1 Trust
Progress 2012-2 Trust
Progress 2013-1 Trust
Progress 2014-1 Trust
Progress 2014-2 Trust
Progress Warehouse Trust No .1
Perpetual Trustee (Cold)

Back-Up Servicer: